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>
03/16/2004 03:09 PM

To: Thomas Krueger/R5/USEPA/US@EPA
cc:
Subject: Re letter dated February 27, 2004 to Wisconsin Avenue Property
LLC-Ellsworth Industrial park, Downers Grove, IL

EPA Region 5 Records Ctr.

264417

Thank you for your call back re 2424 Wisconsin Ave., Downers Grove, IL.

Per our discussion, I would like an explanation of the current planned scope of work and time the work will be done and I will suggest to my client to limit our agreement at this time to the EPA testing to the agreed to scope of work and time. I would also like to know the background of this matter (also, when was contaminated groundwater first discovered) and what it has to do with this facility. What is the EPA looking for and what is the factual basis for its investigation. Will the investigation do any damage? Will the EPA agree to limit inspection at this time to those areas it believes may be the source of a hazardous substance, and what hazardous substances are you looking for? Your correspondence should also reference/acknowledge your understanding that Bison Gear no longer is an owner or user of the facility (see below).

You mentioned there has some identified groundwater contamination downgradient from the industrial park, that there was some sampling in the area (about 20 locations) about 1.5 years ago, that this site is not on the National List, and that another Bison Gear facility (another locale) was identified in another matter as a Potentially Responsible Party, and that this is one of the reasons you want to look at this specific property. You are testing a number of other properties in the area/industrial park (I was told by Ross the EPA wants to test about 28 separate properties).

I do not have an environmental or title history of this property. I am getting a copy of the environmental report my client obtained when it acquired the property. It was purchased in 1996/1997 by Wisconsin Avenue Property, L.L.C. and was leased to International Piping Services, Inc., and the facility is now leased to Flowserve U.S., Inc., a tenant unrelated to the owner. You will need their consent to the testing as well as ours.

Thank you for your anticipated cooperation.

Very truly yours,

Michael Caron

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